




DEPARTMENT OF THE AIR FORCE
PACIFIC AIR FORCES

MEMORANDUM FOR PACAF/CV
25 E. STREET, SUITE G-214
HICKAM AFB, HI 96855-5420

FROM: 18 WG/CC

SUBJECT: Designate Kadena Air Base as a "Constrained Location" for Unaccompanied Housing

1. Respectfully, request Kadena Air Base be designated a "Constrained Location" for purposes of determining on-base unaccompanied housing requirements. Recent changes to Unaccompanied Housing AFI 32-6005 dated 24 Dec 2003 requires E-4s with over 3 years of service or more to be considered priority 3, space available for dormitory assignment and are authorized to move off base. Based on force protection concerns, off-base housing shortage, and unique situations at Kadena, designation of a "Constrained Location" is justified. This designation will allow us to maintain current dormitory inventory and keep the current policy of housing all unaccompanied personnel E-5s and below on base.
2. The attached point paper provides detailed justification for "Constrained Location" designation. Bottom line is it's in the best interest of Kadena and the Air Force to keep our current dormitory inventory and assignment policy.
3. If you have any questions regarding this policy, please call MSgt Ariel Laranang, Unaccompanied Housing Manager, at 634-1371.


JEFFREY A. REMINGTON
Brigadier General, USAF
Commander, 18th Wing

Attachment:
"Constrained Location" Justification



23 Jan 04
18th Wing, Kadena Air Base Japan

JUSTIFICATION FOR DESIGNATING KADENA AS CONSTRAINED LOCATION

PURPOSE

- Provide PACAF/CC with data needed to justify designation of Kadena AB as a "constrained location" for Unaccompanied Housing.

JUSTIFICATION

- Designation of Kadena as a "constrained location" is justified based on force protection concerns, lack of suitable off-base housing, and unique cost sharing with GoJ
- Kadena currently has 18 dorms; 2,100 rooms, average occupancy of 94% the last 7 months
- Without "constrained location" designation approximately 1,000 personnel will move off-base
- Exacerbates AT/FP concerns increasing off base targets 30% and increasing gate traffic
- Current Housing Requirements Market Analysis shows a deficit of 262 housing units based on lack of suitable off-base housing
 - Moving 1,000 unaccompanied personnel off-base will exacerbate existing shortage
- Because of unique situation at Kadena AB, moving people off-base will actually increase total unaccompanied housing costs
- Government of Japan (GOJ) funds renovation or replace substandard dormitories at Kadena
 - No US MILCON expenditure required
- GOJ also pays for approximately 90% of the on-base utility costs and 80% of on-base maintenance labor costs
- If personnel currently living on base move off, there will be an immediate expense to provide housing entitlements not required on-base
 - Current E4 housing allowance is \$880/month with a \$357/month utility stipend
 - Net result of moving 1000 personnel off-base is \$15M/yr increased cost to US
- Negative operational issues compound fiscal downside of adopting policy
 - Current dorms (3 new dorms programmed for FY06 construction) built w/GOJ funds
 - Demolishing GOJ funded facility before the end of its useful life is politically sensitive
 - Interpreted as demonstration that GOJ funds poorly spent--jeopardizes future projects
 - Reducing dorm space jeopardizes ability to meet OPLAN taskings

CONCLUSIONS

- Reducing existing dormitory space wrong decision for Kadena AB
 - Increase AT/FP concerns for off base residents
 - Exacerbates exiting off-base housing shortage
 - Increases costs by \$15M/yr rather than reducing costs
 - Puts hundreds of millions of dollars of GOJ funded capital improvements at risk
 - Jeopardizes ability to meet OPLAN taskings
- Designation as "constrained location" clearly justified